

HARNETT COUNTY
BOARD OF ADJUSTMENTS
September 8, 2025

Staff Contact: Emma Harris, Planner I
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CASE NUMBER: BOA2507-0001
APPLICANT: Pratyush Kumar
OWNER: Joshua Gray Baker & Tristan Baker Moorer TIC
LOCATION: Stone Mason Drive Holly Springs, NC 27540
ZONING: RA-20M / RA40 Combined Acreage: +/- 11.01 acres
LAND USE CLASSIFICATION: Rural / Agricultural
NC WATERSHED: High Quality Watershed

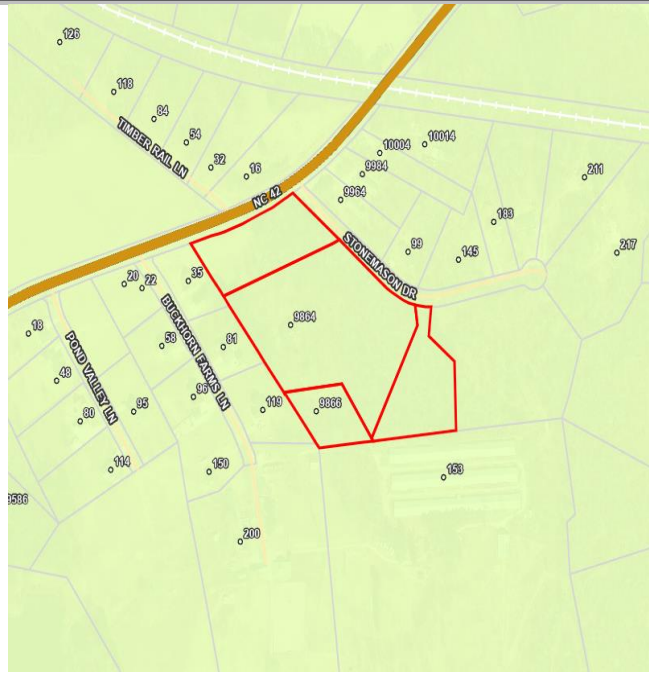
REQUEST: Social Hall Activities / Weddings – Corporate & Social Gatherings
Food & Beverage Served with Accommodations for Brides & Grooms

AERIAL: PIN #'s 0626-70-2150.000 / 0625-79-5881.000 / 0625-79-5535.000 / 0625-79-8693.000



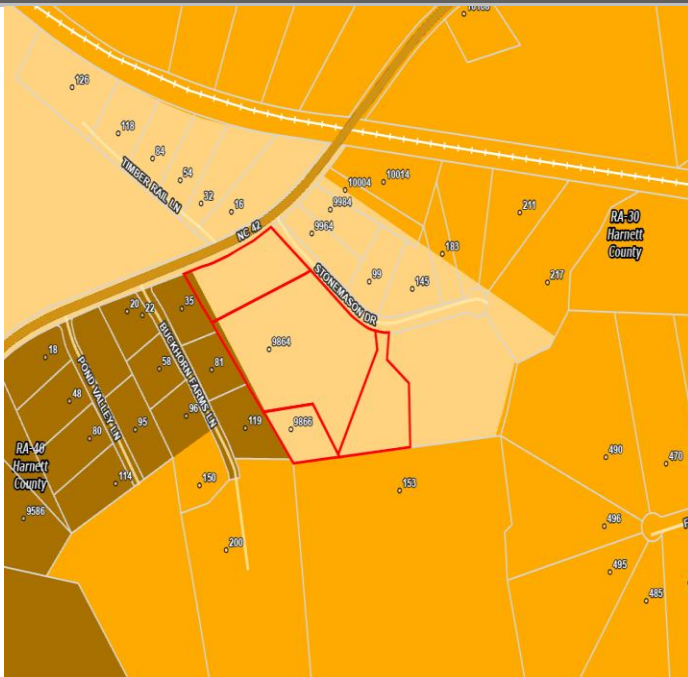
Directions from Lillington: Travel US 401 North toward Fuquay Varina – Turn left onto Christian Light Road – Turn left onto Cokesbury Road – Turn left onto Ball Road – Turn right onto NC 42 - Properties are located on the right just after passing Buckhorn Farms Lane.

LAND USE CLASSIFICATION MAP

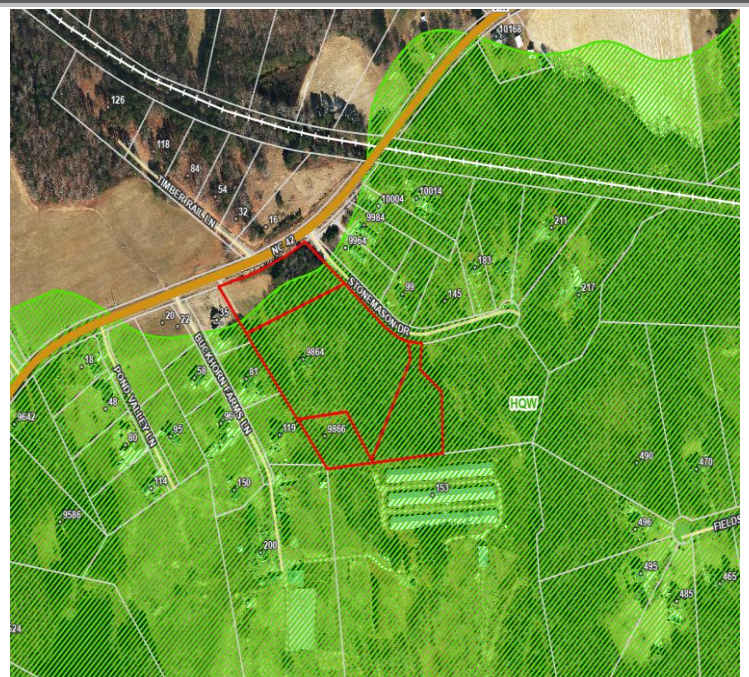


- Agricultural Protection Area
- Commercial Mixed-use
- Conservation
- Employment
- Historic Community
- Low Density Residential
- Medium Density Residential
- Municipal / ETJ
- Parks and Open Space
- Rural / Agriculture
- Rural Center
- Village
- Village Center

ZONING DISTRICT MAP



WATERSHED MAP

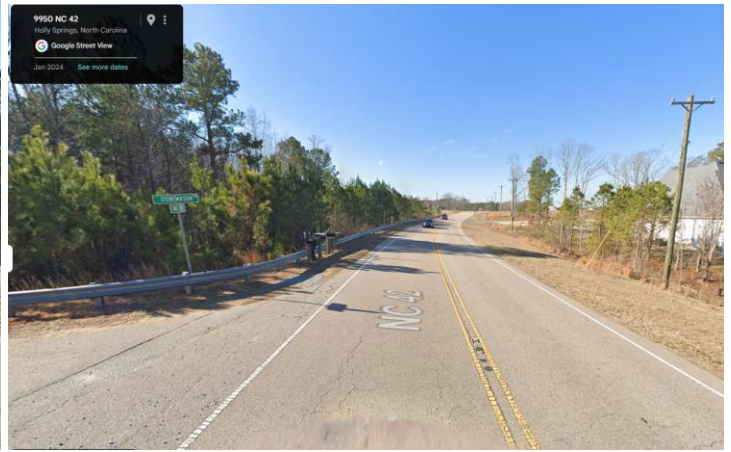
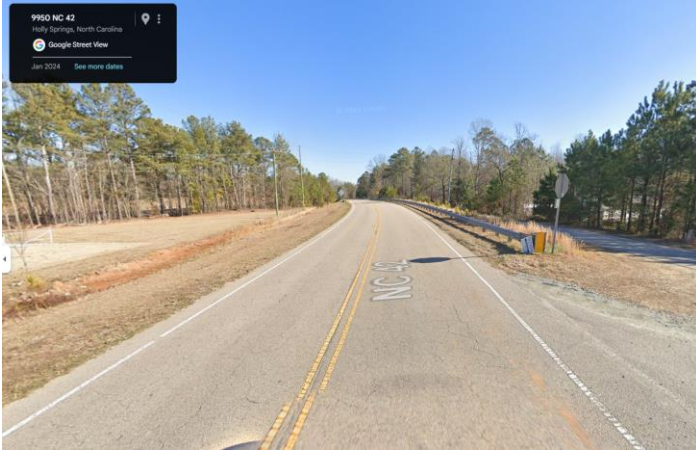


PHYSICAL CHARACTERISTICS

- A. Sites:** Currently contain two residential structures along with natural vegetation and forestry products.
- B. Surrounding Land Uses:** Residential home sites, agricultural, forestry and undeveloped parcels.
- C. Utilities:** **Water** – Public (Available Via NC 42) **Sewer** – Private

TRANSPORTATION:

- Annual daily traffic count for Stonemason Drive is unavailable; however, the section of NC 42 that intersects Stonemason Drive is 4000 vehicle trips per day.
- Site distances are poor along this section of NC 42 due to elevation changes and curvature of the roadway.



BACKGROUND:

- The applicant has completed a predevelopment meeting with various representatives associated with the County development process pertaining to the proposed use of a Social Hall facility.
- If the applicant's request for a Special Use permit is approved, the next stage in the developmental process will be a complete and thorough review from the Development Review Board in order to verify all regulatory guidelines and protocols are adhered to.
- As part of the technical review process, the applicant may be required to improve the property or obtain additional permits to meet the developmental requirements listed within the Harnett County Unified Development Ordinance. Improvements can include, but are not limited to, an improved parking area, installation of buffering surrounding the site, an approved NCDOT driveway permit, engineered plans for utility layouts, a fire flow test, and installation of a fire hydrant. Other departments involved in the development review process include Harnett Regional Water, Environmental Health, Fire Marshal, E911/Addressing, and Building and Inspections.
- It is strongly encouraged that the applicant recombine the properties into one parcel.
- This project will be required to obtain all required permits, site plan approvals and inspections prior to final approval and the issuance of a certificate of occupancy.
- Due to the property being located within the High-Quality Watershed, state agencies will be included in the review and permitting process of the development.

UNIFIED DEVELOPMENT ORDINANCE REGULATIONS

ARTICLE V. USE REGULATIONS

1.2 Table of Use Types & Regulations

	IND	LI	COMM	O&I	CONS	RA-40	RA-30	RA-20R	RA-20M	PARKING	USE GROUP LEVEL	BUILDING CODE CLASS
SOCIAL INSTITUTIONS												
Social Halls, Lodges, Fraternal Organizations, Clubs, & Similar Activities		P	P			S	S	S	S	1 per 200 sq. ft.	2	A-3

HARNETT COUNTY COMPREHENSIVE GROWTH PLAN (HORIZONS 2040)

VISION

Harnett County is a unified, safe, healthy, and engaged community that is culturally vibrant, well-planned with a thriving economy and a high-quality educational system, in harmony with its environmental and beautiful natural resources, and with strong leadership ensuring equitable services so that all citizens will prosper.

FUTURE LAND USE CATEGORIES/ AGRICULTURAL AND RESIDENTIAL AREAS

Rural / Agricultural: Primarily agricultural and forestry uses with some rural business and rural residential areas. These areas are located outside of existing and planned utility service areas and rely on septic systems for wastewater treatment. The lack of utility and transportation infrastructure should limit the density of development to very low-density single family residential up to one dwelling per acre.

LAND USE GOALS & STRATEGIES

LU-1: Manage growth in order to protect natural resources, agricultural areas and rural character.

LU-4: Encourage commercial recruitment (including retail and restaurants) to address leakage trends.

Strategy 4D: Encourage rural businesses while limiting impacts on existing uses.

D1: Allow for a variety of small-scale businesses in rural areas.

SITE PHOTOS

Site



Site



Site



Site



Adjacent Properties



Adjacent Property



Across Street



Street View



SUBMITTED SITE PLAN





